

State of Vermont
 New Primary Psychiatric Facility
 2/13/06 Draft

Primary - Space Program Summary

FULL PROGRAM

28 BED HOSPITAL					
Program	NSF	Multiplier	Total DGSF	DGSF/ Bed	Comments
Patient Units - Mentally Ill					
Adult Units	14,334	1.55	22,218	793	
Supplemental Supports	2,700	1.33	3,591	128	
Sub-Total	17,034		25,809	922	
Total Net SF (NSF)			17,034		
Total Depart Gross SF (DGSF)			25,809		
Total Building Gross SF (BGSF)	(x1.25)		32,261		
Number of Patient Beds			28		
DGSF/Bed			922		
BGSF/Bed			1,152		

Mental Health - Adult Primary Unit (28 beds; two 9-bed clusters and one 10 bed cluster)

Ref		No. of Spaces	NSF/ Space	Total NSF	Comments
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Unit Space

	Cluster A (ICU-6 Beds)				
1	Patient Room, Private	5	120	600	includes built-in wardrobe
2	Patient Room, Private, Medical	1	200	200	equipped with gasses
3	Toilet/Shower, Patient	5	50	250	
4	Toilet/Shower, Patient HC	1	80	80	
5	Activity/Recreation	1	200	200	
6	Exercise Room	1	300	300	
7	Dining Room	6	30	180	
8	Kitchenette	1	60	60	
9	Quiet Activity	1	160	160	
10	Visiting/Consult Room	1	120	120	
Subtotal				2,150	

Cluster B (10 Beds)

11	Patient Room, Private	9	120	1,080	includes built-in wardrobe
12	Patient Room, Medical	1	200	200	equipped with gasses
13	Toilet/Shower, Patient	9	50	450	
14	Toilet/Shower, Patient HC	1	80	80	
15	Activity/Recreation	1	240	240	
16	Kitchenette	1	60	60	
17	Quiet Activity	1	160	160	
18	Visiting/Consult Room	1	120	120	
Subtotal				2,390	

Cluster C (12 Beds)

19	Patient Room, Private	10	120	1,200	includes built-in wardrobe
20	Patient Rooms, Medical	2	200	400	Both equipped for gasses; one for isolation
21	Isolation Ante Room	1	40	40	adjoins one of the Patient Rooms, Medical
22	Toilet/Shower, Patient	11	50	550	
23	Toilet/Shower, Patient HC	1	80	80	
24	Activity/Recreation	1	280	280	
25	Kitchenette	1	60	60	
26	Quiet Activity	1	160	160	
27	Visiting/Consult Room	1	120	120	
Subtotal				2,890	

Care Admin/Support Cluster

28	Exam Room	1	120	120	
29	Seclusion Room	1	100	100	
30	Restraint Room	1	100	100	
31	- Ante Room	1	100	100	
32	- Toilet Room	1	60	60	
33	Phone Booth	3	30	90	One in each cluster
34	Nursing Station	1	180	180	adj to Charting and Team Report Room
35	Charting	1	150	150	5 stns @ 30 sf, an extension of the Team Conference Room
36	Team Conference/Report Room	1	360	360	15-20 seats; serves also clinical team cluster (see below)

Mental Health - Adult Primary Unit (28 beds; two 9-bed clusters and one 10 bed cluster)

Ref		No. of Spaces	NSF/ Space	Total NSF	Comments
37	Medication Room	1	100	100	incl storage, space for med cart (conversion to future automated dispensing unit), adj to Nursing Care Area
38	Tub Room	1	120	120	assist tub; resident/patient lift; Arjo-type tub
39	Clean Utility	1	100	100	crash cart, 2 linen exchange carts
40	Soiled Utility	1	100	100	holding for soiled linen, waste
41	Patient Laundry	1	160	160	incl 2 washers, 2 dryers, sink, folding, dual access
42	Storage, Patient Clothing	1	80	80	
43	Storage, Equipment	1	80	80	includes wheelchairs
44	Housekeeping	1	60	60	
45	Staff Lockers/Team Room	1	160	160	locked room; incl coat/boot rack, seating for 6, kitchenette
46	Toilet, Staff	2	60	120	

Subtotal 2,340

Neighborhood

	Social/Therapy Cluster				
47	Dining Room	22	20	440	may be sub-clustered to reduce noise
48	Kitchenette	1	80	80	accommodates both food services staff and patient snacks.
49	Toilet, Patient	2	60	120	directly adj to Dining Area
50	Activity/Recreation	1	600	600	Table games, socialization activities
51	Exercise/Fitness	1	600	600	4 stations; weights, bicycle, treadmill etc.
52	Comfort Room	1	120	120	
53	Group Therapy	1	225	225	seating for 12 - 15; equipped for telemedicine; classroom.
54	Multi-Purpose Room	1	250	250	Includes sink, counter and cabinets
55	Visitors Room/Quiet Lounge	1	160	160	
56	Toilet, Visitor	1	60	60	
57	Interview/Consultation Rooms	1	120	120	
58	Entrance Vestibule	1	80	80	may be used as a sallyport.
59	Porch/Patio	1	0	0	Outdoor porch or patio will be required (300sf); excluded from space list as it is not an interior building area

Subtotal 2,855

Clinical Team Cluster

60	Administrative Supervisor	1	100	100	
61	Office, Psychiatrists	4	100	400	
62	Office, Psychologists	2	100	200	
63	Office, Social Workers	4	100	400	
64	Office, Resident	1	100	100	Shared
65	Office, Dietician				
66	Workstation, Secretarial	1	64	64	may be combined with office equipment below
67	- Unit Mailboxes	1	5	5	incl rear access from secretarial above; locked boxes accessible from corridor (staff & pts)
68	- Equipment/Files/Storage	1	100	100	incl filing allocation for itinerant clinical team members
	Office, AT/OT	1	200	200	4 workstations @ 50nsf.

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Ref		No. of Spaces	NSF/ Space	Total NSF	Comments
69	Wrkstns, Rehab, MHW & Hoteling	2	40	80	for use by clinical team members, physicians, students, external agency staff while on-unit; may be grouped into offices with multiple wrkstns
70	Toilet, Staff	1	60	60	

Subtotal **1,709**

Total 28-bed Unit **14,334**

Department Total Net SF (NSF) **14,334**
NSF to DGSF Multiplier **1.55**
Departmental Gross SF (DGSF) **22,218**
BGSF Multiplier **1.25**
Building Gross SF (BGSF) **27,772**

Number of Beds	28
DGSF	22,218
DGSF/Beds	793
BGSF	27,772
BGSF/Bed	992

Staff Support Suite- Primary Care Unit

Ref		No. of Spaces	NSF/ Space	Total NSF	Comments
1	Waiting	1	60	60	Seats 4
2	Offices-Senior Leadership	5	120	600	
3	Business Office	1	180	180	Holds 3 workstations @60nsf.
4	Office-Information Officer	1	100	100	
5	Workstation-Transcriptionist	1	60	60	
6	Office-QA/Risk Management	1	100	100	
7	Office-Patient Relations	1	100	100	
8	Office-Nurse Educator	1	100	100	
9	File Room	1	200	200	
10	Copy/Workroom	1	100	100	
11	Conference Room	1	200	200	Seats 12
12	Toilets	2	60	120	
13	Housekeeping	1	60	60	
14	Supply Storage	1	60	60	
15	Courtroom/Conference Room	1	360	360	3 tables for judge, attorneys and families.
16	Attorney's Office	1	100	100	
17	Patient Advocacy Office	1	100	100	
18	Break Room	1	100	100	Seats 4 with counter, sink, cabinets

Total **2,700**

Department Total Net SF (NSF) **2,700**
NSF to DGSF Multiplier **1.33**
Departmental Gross SF (DGSF) **3,591**
BGSF Multiplier **1.25**
Building Gross SF (BGSF) **4,489**

Number of Key Rooms	22
DGSF	3,591
DGSF/Key Room	163
BGSF	4,489
BGSF/Key Room	204